AGENDA

PLANNING & ZONING COMMISSION

REGULAR MEETING

MONDAY, JUNE 27, 2022, 6:30 P.M.

PUBLIC LIBRARY ANNEX, CIVIC CENTER

404 NORTH MAIN STREET

1. CALL TO ORDER

2. PUBLIC COMMENTS FOR NON-AGENDA RELATED ITEMS

Individuals may request to speak on items not on the agenda. Speaker comments are limited to three (3) minutes and no formal action can be taken. All speakers must limit their comments to the specific subject matter noted on the "PUBLIC COMMENT FORM" and refrain from personal attacks or derogatory comments directed at any Commissioner, Staff, or others.

3. CONSENT AGENDA

All matters listed below are to be considered routine by the Commission and will be enacted in one motion. There will not be separate discussion on the items. If discussion is desired, that items can be removed from the consent agenda and will be considered separately as a new business item.

<!--[if !supportLists]-->1. Consider approval of the following Minutes:

3.I. May 23, 2022 Minutes

Documents:

MAY 23, 2022 MINUTES.PDF

4. NEW BUSINESS

4.I. Project #: 202200066: An Ordinance Amending The Official Zoning Map Of The City Of Elgin, Texas Adopted In Chapter 46, Section 46-3, Revised Code Of Ordinances City Of Elgin, Texas, 2013 And Making This Amendment A Part Of Said Official Zoning Map To Wit: To Rezone From R-3 To C-2 On Lot 1, Block J, Saratoga Farms Subdivision Section 6 (1.026 Acres); And Providing For A Savings Clause And Repealing Conflicting Ordinances And Resolutions.

A. Staff Presentation

B. Applicant Presentation

C. Open Public Hearing

D. Close Public Hearing

E. Discussion

F. Recommendation

Documents:

COMBINED PACKET.PDF

5. WORKSHOP

5.I. Review, Discuss, And Provide Input For Eagles Landing Phase 5 PDD Rezoning.

Documents:

COMBINED PACKET.PDF

6. ANNOUNCEMENTS

7. ADJOURNMENT

The Commission may adjourn the public meeting at any time during the meeting and convene in Executive Session pursuant to Chapter 551 of the Texas Government Code to discuss any matter as specifically listed on the agenda and/or as permitted by Chapter 551 of the Texas Government Code. The Commission will return to an open session for possible discussion and action as a result of the Executive Session.

Notice of Assistance at Public Meetings, the City of Elgin is committed to compliance with the Americans with Disabilities Act. Elgin City Hall and Council Chambers are wheelchair accessible and special marked parking is available. Persons with disabilities who plan to attend this meeting

and who may need assistance are requested to contact the City Secretary's Office at (512) 281-5724. Please provide a forty-eight (48) hour notice when feasible.

Para informacion en espanol favor de llamar (512) 281-0119. Servicios de traduccion disponible en la reunion.

MINUTES
CITY OF ELGIN PLANNING AND ZONING COMMISSION
REGULAR MEETING
MONDAY, MAY 23, 2022

I. CALL TO ORDER – ROLL CALL: The Chair called the meeting to order at 6:30 P.M. at the Library Annex (Civic Center) located at 404 N. Main St., Elgin, TX U.S.A.

COMMISSION PRESENT: Chair Antonio Prete, Vice-Chair Ronnie Creppon, Scott Mackay, Dorothy McCarther, and David Lanford.

COMMISSION ABSENT: Jason Tatum.

STAFF PRESENT: David Harrell, Development Services Director; Melissa Lipiec, Secretary; Derek Klenke & Jeremie Meyer, TRC Engineers (3rd Party City Engineers).

II. PUBLIC COMMENT FOR NON-AGENDA RELATED ITEMS: No members of the public were present to speak on this item.

III. CONSENT AGENDA

1. March 28, 2022, Minutes.

   Scott Mackay moved that the Commission approve the consent agenda, Ronnie Creppon seconded the motion. The motion passed unanimously with a vote of five (5) for and zero (0) against.

IV. NEW BUSINESS

1. Project #: 202200062: A preliminary plat for "Poth Tract North" located on a parcel of land known by the Travis County Appraisal District as Parcel 237109, located north of U.S. Hwy 290 and adjacent to the Elm Creek NW Development, for a total of 113 lots on 36.92 acres of land.
   A. Staff Presentation – David Harrell conducted a power-point presentation of the staff report.

   B. Applicant Presentation – Applicant was not present at meeting.

   C. Open Public Hearing – The public hearing was opened at 6:34 P.M. with no members of the public to speak on the item.

   D. Close Public Hearing – The public hearing was closed at 6:34 P.M.

   E. Discussion – There was discussion between the Commission and Staff regarding water quality, detention ponds, P.U.E. on lots for Aqua WSC, note on future final plat regarding internal connection of future commercial development, & lining up of entry roadways with median connection.

   F. Consideration – Scott Mackay made a motion to approve of the item; seconded by Ronnie Creppon. The motion passed unanimously by a vote of five (5) to zero (0).

V. WORKSHOP

1. Review, discuss, and provide input for Briarwood Development Agreement.

   David Harrell conducted a power point presentation of the staff report. The Chair then moved to tables to conduct the workshop. City Staff presented large scale maps of the proposed Exhibits associated with the Agreement. City Staff, Developer, and Commission discussed the background of the Municipal Utility District (MUD), zoning standards, placement of trailer for MUD, construction of north-south arterial, County Line Rd. enlargement and fees, and development of surrounding areas in relation to the Development Agreement.

   Some of the Commission individual members expressed concerns with the small size of the lots and how the north-south collector roadways don't directly connect with east-west collector through the development.

VI.ANNOUNCEMENTS

Tony Prete indicated he would like to see the start of quarterly State law requirements regarding platting or zoning with the City Attorney.

VII. ADJOURNMENT

The meeting was adjourned by the Chair at 7:24 P.M.

_____
Antonio Prete, Chair

ATTEST:_____
Melissa Lipiec, Secretary

On a motion by _____, seconded by _____
the foregoing instrument was passed and approved on this 27thd day of June 2022.

Development Service Department

STAFF REPORT

Rezoning from "R-3" Single Family, Two Family, & Industrialized Housing to "C-2" General Commercial.

Date: June 17, 2022

Applicant: Matt Synatschk c/o Carlson Brigance & Doering Inc.

Representative: SAME

Hearing Dates: Planning & Zoning Commission – June 27, 2022
City Council – July 5, 2022

Location: Saratoga Farms Section 6, Block J, Lot 1 (lot south of the intersection of Lee Dildy Dr. & Saratoga Farms Rd.)

APPLICATION SUMMARY

Recommendation by the Planning & Zoning Commission and consideration of the City Council of a rezoning of 1.026 acres of land located (a change to the official zoning map). The proposal is to change the zoning from "R-3" Single Family, Two Family, & Industrialized Housing District to "C-2" General Commercial District to make the site developable for commercial purposes.

DEPARTMENT COMMENTS

Presently the site is vacant and surrounded by single family homes in all directions, excluding the north property line where Lee Dildy Dr. is located for site access (see attachment #4). The applicant has provided the recorded Plat for Saratoga Farms Ph. 6 (see attachment #1) indicating the lot was platted for commercial related uses. This rezoning would allow for the development of the lot for commercial purposes.

STAFF ANALYSIS

In review of the Elgin Comprehensive Plan the parcel is located within the Traditional Neighborhood (Residential) Development category. This category's secondary land usage is neighborhood retail and office (see attachment 3). The proposed zoning category will allow for multi-family as a use by right. When seeking a rezoning, the Commission/Council should consider the uses that could occur on the land by rezoning to another zoning category. There are residential subtraction of uses but an addition of multitudes of commercial uses with the proposed rezoning as shown with green text.

"R-3" District (present zoning)	"C-2" District (proposed zoning)
Detached single-family dwelling.	
Churches, but not including revival tents or arbors.	
Public school offering general educational courses the same as ordinarily given in public schools and having no rooms regularly used for housing and sleeping.	

"R-3" District (present zoning)	"C-2" District (proposed zoning)
Public park and playground.	
Library.	
Growing of farm products.	
Municipal use	
Telephone exchanges.	
Home occupations.	
Transportation and utility easements, alleys and rights-of-way	
Accessory buildings	Accessory buildings
	Advertising signs or structures.
	Antique shop
	Ambulance service, office, or garage.
	Amusement enterprises.
	Appliance shop.
	Arts school, gallery or museum.
	Artist's materials, supply studio.
	Automobile parking lot.
	Automobile retail gasoline service station.
	Baby shop.
	Bakery goods store.
	Bank.
	Barbershop.
	Bathhouse.
	Beauty shop.
	Billiard hall.
	Boat sales.
	Book or stationery store.
	Bus terminal.
	Cafe.
	Camera shop.
	Candy store.
	Catering establishment.
	Cleaning, pressing, laundry collection agency.
	Cleaning plant, commercial laundry or dry cleaning.
	Clothing or apparel store.
	Commercial school or hall.
	Curio or gift shop.
	Drug store or fountain.
	Department store.
	Dry goods store.
	Dairy products or ice cream store.
	Delicatessen.
	Dress shop.
	Feed and fuel store.
	Florist shop, greenhouse, nursery.
	Frozen food locker.

"R-3" District (present zoning)	"C-2" District (proposed zoning)
	Funeral parlor or mortuary.
	Furniture repair and upholstery.
	Furniture store.
	Golf course, miniature, or practice range.
	Grocery store or supermarket.
	Hardware store.
	Heating, ventilating or plumbing supplies, sales and service.
	Hotel.
	Hospital for small animals.
	Ice storage locker plant, or storage house for food.
	Interior decorating store.
	Jewelry or notion store.
	Key shop.
	Laboratories, testing and experimental.
	Laundry.
	Leather goods shop.
	Lodge hall.
	Meat market.
	Medical facility.
	Messenger or telegraph service.
	Museums.
	Musical instrument sales.
	Newspaper or magazine sales.
	Novelty club.
	Novelty shop.
	Nursery or garden supply store.
	Office business.
	Optometrists' sales and service.
	Pawn shop.
	Pet shop.
	Photographer studio.
	Pharmacy.
	Printing plant.
	Radio and television sales and service.
	Recreation center.
	Research laboratories.
	Restaurant.
	Sale of beer for off-premises consumption.
	Self-service laundry or dry cleaning.
	Sewing machine sales, instruction.
	Sporting goods sales.
	Shoe repair shop.
	Sign painting shop.
	Stocks and bonds broker.
	Storage warehouse.
	Tailor shop.

	Theater.
	Toy store.
	Travel store.
	Travel trailer park.
	Used automobile sales.
	Variety store.
	Wholesale distributing center.

Below is a list of zoning standards for each zoning category, changes are highlighted in yellow between zoning categories:

	R-3 (exist. zoning)	**C-2(proposed zoning)**
Height	2.5 stories or 35 feet	50 feet.
Front Setback	15 feet; garage at 25 feet	0 feet.
Side Setback	5 feet for 1 story; 7.5 feet for more than 1 story	10 feet when adjoining a dwelling district.
Rear Setback	10 feet	10 feet when adjoining a dwelling district.
Lot Width	60 feet	None
Lot Area	9,000 sq. ft.	None
Impervious Cover on Lot	45% interior; 50% corner	None

Staff has issues and concerns with some of the uses that would be allowed within the C-2 zoning category such as advertising signs or structures; ambulance service, office, or garage; automobile retail gasoline service station; medical facility; sale of beer for off-premises consumption; sign painting shop; storage warehouse; travel trailer park; used automobile sales. These uses do not meet the standard for neighborhood scale retail and offices for the Land Use per the Comprehensive Plan (see attachment # 3). Also, these uses are not compatible with the residential area to the south due to the potential for noise, heavy traffic usage, & incompatibility. Although there is C-3 zoning across the street that is adjacent to R-3 zoning (single family residential), this zoning occurred in September 2008 and predates the original September 2009 and the current March 2016 Comprehensive Plan.

Also, the area is predominantly single family residential in nature (see aerial with zoning map in attachment #4) which is detrimental to heavier commercial usage. This area is fundamentally an infill area of commercial zoning into a residential land use area. In these situations, it is better to narrow the uses, prescribe stricter development standards, and determine the development pattern through an approved development plan associated with a rezoning.

Also, the maximum zoning height will increase from thirty-five (35) feet to fifty (50) feet which allows for the future commercial development to potentially be taller than the surrounding homes (all are less than thirty (30) feet in height). The addition of this height could allow for a proposed development to tower of adjacent homes.

Rezoning of this parcel is also regarded as spot zoning. Typically, spot zoning is viewed unfavorably, and case law exists regarding it. In consultation with the City Attorney, there are several findings from the Texas Supreme Court that should be considered when making your decision. Staff has included its interpretation in *italics,* however the Commission or Council may have their own interpretation of these standards.

1. Whether the City has disregarded the zoning ordinance or long-range master (Comprehensive) plan and maps that have been adopted by ordinance; *The*

Land Use Element of the Comprehensive Plan allows only neighborhood style retail and office uses as secondary in the Traditional Neighborhood (Residential) Development. The C-2 zoning category has uses indicated in this report that are detrimental to an area that is surrounded by residential land uses, including but not limited to advertising signs or structures; ambulance service, office, or garage; automobile retail gasoline service station; medical facility; sale of beer for off-premises consumption; sign painting shop; storage warehouse; travel trailer park; used automobile sales.

2. The nature and degree of an adverse impact on surrounding properties, i.e. is the change substantially inconsistent with surrounding properties; *the change to a C-2 zoning has Uses that in Staff's opinion are detrimental to a majority residential area and also the fifty (50') maximum height will allow the potential for development to be taller than the surrounding thirty-five (35) foot maximum height of the R-3 zoning category.*

3. Whether the use of the property as presently zoned is suitable or unsuitable; *Based on the location of the site and the fact it has been recorded as a commercial lot on the plat it is suitable for commercial development. However, the C-2 zoning has the potential to allow some commercial uses and higher building heights that are detrimental to an area that is surrounded by residential land uses. As an infill site, tighter control must narrow the uses, prescribe stricter development standards, and determine the development pattern through an approved development plan.*

4. Whether the rezoning ordinance bears a substantial relationship to the public health, safety, morals, or general welfare or protect and preserve historical and cultural places and areas. *The present rezoning impacts the general welfare and protection of the area as it allows for a C-2 zoning category with some Uses that are detrimental to a majority residential area, allows taller maximum heights that would be taller than the surrounding residential area, and have less stringent development control regarding Use, setbacks, and height.*

Based on the information provided with the packet and the project, Staff recommends denial of the project.

ATTACHMENTS

Additional information is provided through attached exhibits.

1. Application & Applicant Provided Plat
2. Ordinance
3. Staff Added Comprehensive Plan Info.
4. Staff Added Zoning Map
5. 2008 Rezoning Ordinance.
6. City Comprehensive Plan Collection.

Attachment 1
Application & Applicant Provided Plat

Created: 1-20-2020

Elgin TEXAS
perfectly situated...

NON-PDD REZONING APPLICATION

Date: May 27, 2022

SITE INFORMATION

Project Address: _____

Parcel Identification Number (if no address): 8716652

APPLICANT

Name: Matt Synatschk, Carlson Brigance & Doering Inc

Postal Address: 5501 West William Cannon, Austin TX 78749

E-Mail Address: matt@cbdeng.com; **Phone Number:** 512-280-5160

The information given on this application is accurate to the best of my knowledge. All provisions of laws and ordinances governing this work will be complied with, whether specified on this application or not.

Signature	Printed Name	Date
Matt Synatschk	Matt Synatschk	5/272022

Project Description:

This project includes the rezoning of 1 lot from the current zoning designation of R-3 Single Family Zoning District to C-2 General Commercial District to allow for future development of the properties. The recorded plat and field notes are included with this application.

April 6, 2022

David Harrell, AICP
Development Services Director
Development Services Dept.
City of Elgin, TX
310 N Main Street
Elgin, TX 78621

RE: Owner's Authorization Form
Saratoga Farms Rezoning
CBD Project Number 4724

Dear Mr. Harrell:

I hereby certify that I have authorized the entity listed below to submit this application to the City of Elgin and to represent me in all matters affecting said project with my signature below.

Carlson, Brigance & Doering, Inc
12129 RR 620 N, Suite 600
Austin, TX 78750

Please let me know if you have any questions.

Best Regards,

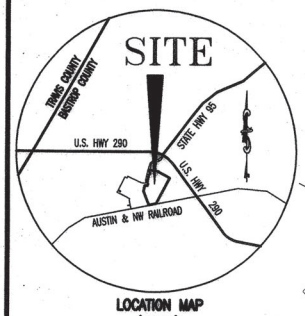
John Lloyd President
SF Development

SARATOGA FARMS SUBDIVISION
SECTION SIX

7/4-B

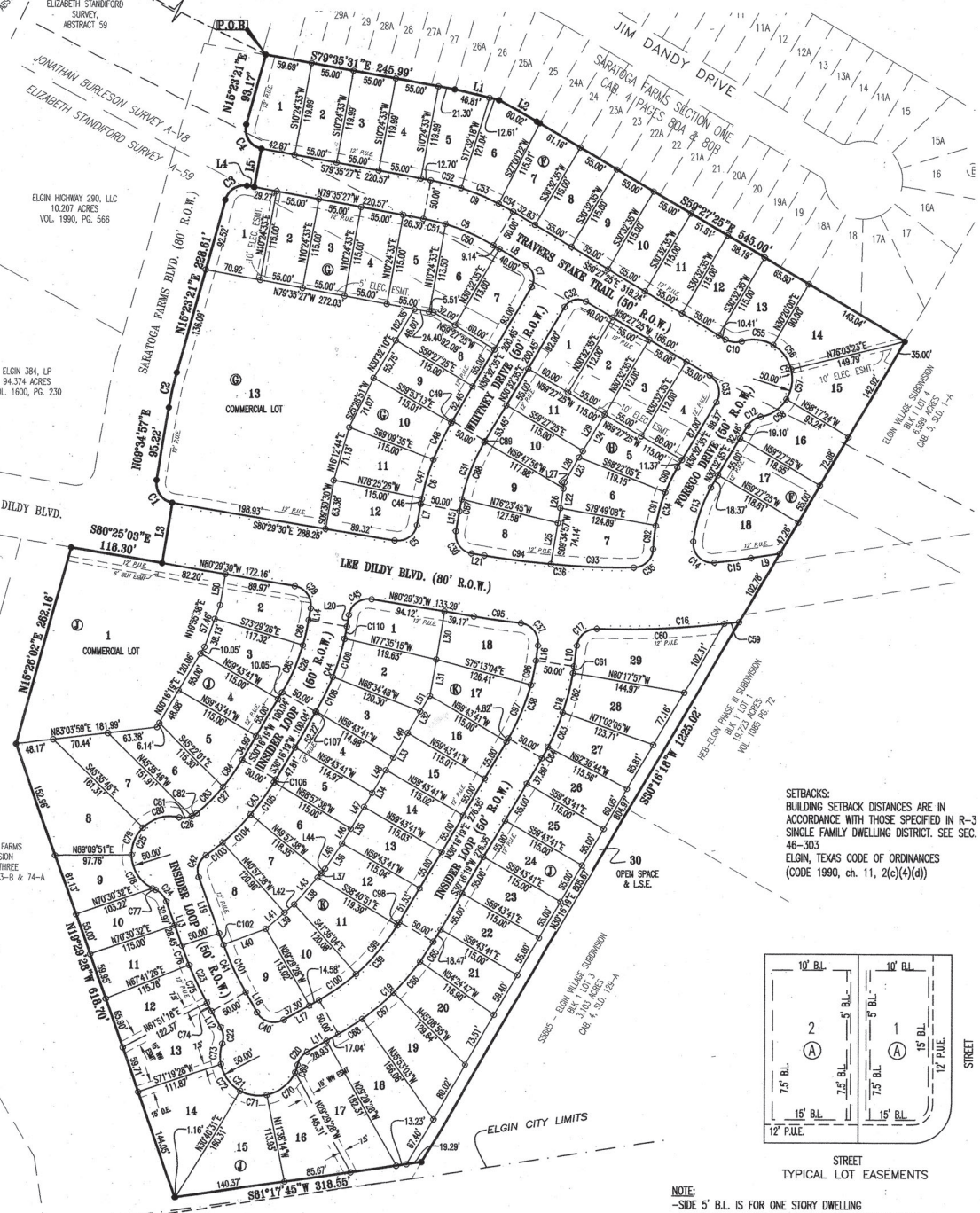
FILED October 24, 2019
11:00 A.M.
Rose Pietsch
COUNTY CLERK
BASTROP COUNTY, TEXAS

COUNTY COURT OF BASTROP COUNTY, TEXAS



LOCATION MAP
(N.T.S.)

SCALE: 1"= 100'



LEGEND

- ○ CAPPED 1/2 IRON ROD SET
- ● IRON ROD FOUND
- 1 LOT NUMBER
- Ⓐ BLOCK LETTER
- B.L. BUILDING SETBACK LINE
- P.U.E. PUBLIC UTILITY EASEMENT
- D.E. DRAINAGE EASEMENT
- W.W.E. WASTEWATER EASEMENT
- EASEMENTS
- ADJOINING RIGHT-OF-WAY LINES
- ADJOINING LOT LINES
- R.O.W. RIGHT-OF-WAY
- P.O.B. POINT OF BEGINNING

DATE: OCTOBER 18, 2019

OWNER/DEVELOPER: SF DEVELOPMENT, INC.
4720-4 ROCKCLIFF ROAD
AUSTIN, TEXAS 78746
PHONE: (512) 579-3672

OWNER: ELGIN 384, L.P.
2207 LAKE AUSTIN BLVD.
AUSTIN, TEXAS 78703

ENGINEER AND SURVEYOR:
CARLSON, BRIGANCE & DOERING, INC.
5501 WEST WILLIAM CANNON
AUSTIN, TEXAS 78749
PHONE: (512) 280-5160
FAX: (512) 280-5165

TOTAL ACREAGE: 22.284 ACRES
SURVEY: JONATHAN BURLESON SURVEY ABS. 18
AND ELIZABETH STANDIFORD SURVEY ABS. 59
NO OF RESIDENTIAL LOTS: 87
NO OF COMMERCIAL LOTS: 2
NO OF BLOCKS: 5
TOTAL: 89

F.E.M.A. MAP NO. 48021C 0075 E
BASTROP COUNTY, TEXAS DATED: JANUARY 19, 2006

SETBACKS:
BUILDING SETBACK DISTANCES ARE IN ACCORDANCE WITH THOSE SPECIFIED IN R-3 SINGLE FAMILY DWELLING DISTRICT. SEE SEC. 46-303
ELGIN, TEXAS CODE OF ORDINANCES
(CODE 1990, ch. 11, 2(c)(4)(d))

STREET
TYPICAL LOT EASEMENTS

NOTE:
-SIDE 5' B.L. IS FOR ONE STORY DWELLING
-SIDE 7.5' B.L. IS FOR MORE THAN ONE STORY DWELLING
-FOR DWELLING AND ACCESSORY BUILDINGS LOCATED ON CORNER LOTS, THERE SHALL BE A SIDE YARD SETBACK FROM THE INTERSECTING STREET OF NOT LESS TEN FEET IN CASE SUCH LOT IS BACK TO BACK WITH ANOTHER LOT, AND 15 FEET IN EVERY OTHER CASE.

LINEAR FOOTAGE OF ROADWAY

LEE DILDY DRIVE	80' R.O.W.	767'
TRAVERS STAKE TRAIL	50' R.O.W.	700'
WHITNEY DRIVE	50' R.O.W.	443'
FOREGO DRIVE	50' R.O.W.	308'
INSIDER LOOP	50' R.O.W.	1473'
TOTAL		3,691'

REVISIONS

DATE	REASON
10/10/2017	PLAT SUBMITTAL FOR REVIEW
10/25/2017	PLAT UPDATED PER REVIEW COMMENTS
10/17/2018	ADDED 15' WW ESMT. SPLITTING LOTS 12&13, BLOCK J

SHEET NO. 1 OF 3 (RH)

Carlson, Brigance & Doering, Inc.
FIRM ID #F3791 ◆ REG. # 10024900
Civil Engineering ◆ Surveying
5501 West William Cannon ◆ Austin, Texas 78749
Phone No. (512) 280-5160 ◆ Fax No. (512) 280-5165

PATH-J:\4942\SURVEY\PLAT-SARATOGA 6

SARATOGA FARMS SUBDIVISION
SECTION SIX

7/5-A

Curve Table						
Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA
C1	39.27	25.00	N35°25'03"W	35.36	25.00	90°00'00"
C2	46.62	460.00	N12°29'09"E	46.60	23.33	5°48'24"
C3	36.32	25.00	N57°00'30"E	33.21	22.21	83°14'19"
C4	41.44	25.00	N32°06'03"W	36.86	27.27	94°58'48"
C5	38.88	25.00	N54°57'31"E	35.08	24.61	89°05'56"
C6	114.21	325.00	S20°28'34"W	113.62	57.70	20°08'02"
C7	31.42	20.00	N14°27'25"W	28.28	20.00	90°00'00"
C8	96.64	275.00	N69°31'26"W	96.14	48.82	20°08'02"
C9	114.21	325.00	N69°31'26"W	113.62	57.70	20°08'02"
C10	21.03	25.00	S83°33'06"E	20.41	11.18	48°11'23"
C11	162.65	50.00	N14°27'25"W	99.85	897.21	186°22'46"
C12	21.03	25.00	S54°38'16"W	20.41	11.18	48°11'23"
C13	74.16	175.00	S18°24'08"W	73.61	37.65	24°16'53"
C14	44.79	25.00	S45°04'05"E	39.04	31.24	102°39'33"
C15	47.01	1070.00	N82°20'37"E	47.01	23.51	2°31'03"
C16	183.01	1150.00	N87°01'18"E	182.82	91.70	9°07'06"
C17	36.40	25.00	S49°51'58"W	33.27	22.29	83°25'46"
C18	125.48	325.00	N19°12'42"E	124.70	63.53	22°07'15"
C19	171.51	325.00	N45°23'25"E	169.53	87.80	30°14'12"
C20	21.03	25.00	S36°24'50"W	20.41	11.18	48°11'23"
C21	162.65	50.00	S74°29'28"E	99.85	897.21	186°22'46"
C22	21.03	25.00	N05°23'47"W	20.41	11.18	48°11'23"
C23	91.63	525.00	S24°29'28"E	91.51	45.93	10°00'00"
C24	21.03	25.00	N43°35'10"W	20.41	11.18	48°11'23"
C25	149.32	50.00	S17°52'21"W	99.70	642.99	171°06'25"
C26	23.70	25.00	N76°16'18"E	22.82	12.82	54°18'33"
C27	90.45	275.00	N39°41'40"E	90.04	45.64	18°50'41"
C28	99.30	275.00	N19°55'38"E	98.76	50.20	20°41'23"
C29	39.30	25.00	N35°27'17"W	35.38	25.03	90°04'27"
C30	39.66	25.00	S35°02'28"E	35.63	25.40	90°54'04"
C31	96.64	275.00	S20°28'34"W	96.14	48.82	20°08'02"
C32	31.42	20.00	S75°32'35"W	28.28	20.00	90°00'00"
C33	39.27	25.00	N14°27'25"W	35.36	25.00	90°00'00"
C34	110.97	225.00	S16°24'52"W	109.84	56.64	28°15'26"
C35	37.90	25.00	N45°42'40"E	34.37	23.66	86°51'03"
C36	193.69	1070.00	S85°40'39"E	193.42	97.11	10°22'17"
C37	40.00	25.00	N37°41'19"W	35.87	25.74	91°40'48"

Curve Table						
Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA
C38	106.17	275.00	N19°12'42"E	105.51	53.76	22°07'15"
C39	145.13	275.00	N45°23'25"E	143.45	74.30	30°14'12"
C40	39.27	25.00	S74°29'28"E	35.36	25.00	90°00'00"
C41	82.90	475.00	S24°29'28"E	82.80	41.56	10°00'00"
C42	31.99	25.00	S17°10'17"W	29.86	18.61	73°19'31"
C43	133.65	325.00	N42°03'11"E	132.71	67.78	23°33'43"
C44	117.36	325.00	N19°55'38"E	116.72	59.33	20°41'23"
C45	39.59	25.00	S54°08'41"W	35.58	25.32	90°43'09"
C46	6.62	325.00	S10°59'33"W	6.62	3.31	1°10'00"
C47	52.61	325.00	S16°12'49"W	52.56	26.36	9°16'31"
C48	52.54	325.00	S25°28'56"W	52.48	26.32	9°15'42"
C49	2.44	325.00	S30°19'41"W	2.44	1.22	0°25'48"
C50	67.88	275.00	N66°31'41"W	67.71	34.11	14°08'33"
C51	28.76	275.00	N76°35'42"W	28.74	14.39	5°59'29"
C52	40.44	325.00	N76°01'35"W	40.41	20.25	7°07'45"
C53	52.57	325.00	N67°49'39"W	52.52	26.34	9°16'06"
C54	21.19	325.00	N61°19'30"W	21.19	10.60	3°44'11"
C55	41.87	50.00	N83°39'24"W	40.66	22.25	47°58'48"
C56	39.90	50.00	N36°48'18"W	38.85	21.08	45°43'24"
C57	39.84	50.00	N08°53'00"E	38.79	21.05	45°39'13"
C58	41.04	50.00	N55°13'17"E	39.89	21.75	47°01'22"
C59	18.86	1150.00	N82°55'57"E	18.86	9.43	0°56'23"
C60	164.15	1150.00	N87°29'30"E	164.01	82.22	8°10'42"
C61	8.79	325.00	N08°55'34"E	8.79	4.39	1°32'58"
C62	52.55	325.00	N14°19'59"E	52.49	26.33	9°15'52"
C63	47.78	325.00	N23°10'35"E	47.73	23.93	8°25'21"
C64	16.36	325.00	N28°49'48"E	16.36	8.18	2°53'03"
C65	30.15	325.00	N32°55'46"E	30.14	15.08	5°18'53"
C66	52.55	325.00	N40°13'09"E	52.49	26.33	9°15'52"
C67	52.55	325.00	N49°29'01"E	52.49	26.33	9°15'52"
C68	36.26	325.00	N57°18'44"E	36.24	18.15	6°23'34"
C69	10.09	50.00	N18°05'54"E	10.07	5.06	11°33'30"
C70	47.55	50.00	N51°07'12"E	45.78	25.74	54°29'08"
C71	35.07	50.00	S81°32'28"E	34.36	18.29	40°11'31"
C72	43.19	50.00	S36°42'04"E	41.86	23.04	49°29'17"
C73	26.75	50.00	S03°22'14"W	26.43	13.70	30°39'20"
C74	12.34	525.00	S28°49'05"E	12.34	6.17	1°20'47"

Curve Table						
Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA
C75	53.47	525.00	S25°13'38"E	53.45	26.76	5°50'08"
C76	25.82	525.00	S20°54'01"E	25.82	12.91	2°49'06"
C77	4.84	50.00	S64°54'18"E	4.84	2.42	5°33'07"
C78	53.49	50.00	S31°28'56"E	50.97	29.62	61°17'36"
C79	39.48	50.00	S21°47'03"W	38.46	20.83	45°14'23"
C80	51.51	50.00	S73°54'54"W	49.26	28.30	59°01'20"
C81	16.22	25.00	N84°50'16"E	15.94	8.41	37°10'37"
C82	7.48	25.00	N57°40'59"E	7.45	3.77	17°07'56"
C83	47.79	275.00	N44°08'18"E	47.73	23.96	9°57'26"
C84	42.66	275.00	N34°42'57"E	42.61	21.37	8°53'16"
C85	66.06	275.00	N23°23'27"E	65.90	33.19	13°45'46"
C86	33.25	275.00	N13°02'45"E	33.23	16.64	6°55'37"
C87	15.34	275.00	S12°00'24"W	15.33	7.67	3°11'42"
C88	79.66	275.00	S21°54'10"W	79.38	40.11	16°35'48"
C89	1.64	275.00	S30°22'19"W	1.64	0.82	0°20'31"
C90	34.99	225.00	S26°05'15"W	34.96	17.53	8°54'40"
C91	44.97	225.00	S15°54'23"W	44.89	22.56	11°27'03"
C92	31.00	225.00	S06°14'00"W	30.98	15.53	7°53'43"
C93	107.41	1070.00	S87°59'15"E	107.37	53.75	5°45'06"
C94	86.27	1070.00	S82°48'06"E	86.25	43.16	4°37'11"
C95	60.96	1150.00	S82°00'37"E	60.95	30.49	3°02'13"
C96	31.85	275.00	N11°28'10"E	31.83	15.94	6°38'10"
C97	74.32	275.00	N22°31'47"E	74.10	37.39	15°29'05"
C98	5.03	275.00	N30°47'44"E	5.03	2.51	1°02'50"
C99	81.98	275.00	N39°51'32"E	81.67	41.29	17°04'46"
C100	58.12	275.00	N54°27'14"E	58.02	29.17	12°06'36"
C101	66.75	475.00	S25°27'57"E	66.69	33.43	8°03'03"
C102	16.16	475.00	S20°27'57"E	16.16	8.08	1°56'57"
C103	27.20	325.00	N51°26'12"E	27.19	13.61	4°47'40"
C104	51.05	325.00	N44°32'22"E	51.00	25.58	9°00'00"
C105	51.05	325.00	N35°32'22"E	51.00	25.58	9°00'00"
C106	4.35	325.00	N30°39'21"E	4.35	2.18	0°46'03"
C107	0.85	325.00	N30°11'49"E	0.85	0.43	0°09'01"
C108	49.38	325.00	N25°46'15"E	49.31	24.73	8°42'07"
C109	51.09	325.00	N16°54'58"E	51.04	25.60	9°00'27"
C110	16.05	325.00	N10°59'51"E	16.05	8.03	2°49'49"

FIELD NOTES

BEING ALL OF THAT CERTAIN TRACT OF LAND OUT OF AND A PORTION OF THE ELIZABETH STANDIFORD SURVEY, ABSTRACT NUMBER 59, ALSO BEING A PORTION OF THE JONATHAN BURLESON SURVEY, ABSTRACT NUMBER 18, SITUATED IN BASTROP COUNTY, TEXAS, BEING MORE PARTICULARLY DESCRIBED AS BEING OUT OF AND A PORTION OF A CALLED 85.071 ACRE TRACT OF LAND CONVEYED TO SF DEVELOPMENT, INC., IN DOCUMENT NUMBER 201511960 OF THE OFFICIAL PUBLIC RECORDS OF BASTROP COUNTY, TEXAS (O.P.R.B.C.TX.), SAID 22.284 ACRE TRACT OF LAND BEING MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING, AT A CAPPED ½" IRON ROD FOUND STAMPED "CBD SETSTONE", BEING IN THE EASTERN RIGHT-OF-WAY LINE OF SARATOGA FARMS ROAD (80' R.O.W.), ALSO BEING THE WESTERN BOUNDARY LINE OF SAID 85.071 ACRE TRACT, BEING ALSO THE SOUTHERNMOST BOUNDARY LINE OF SARATOGA FARMS SECTION ONE, A SUBDIVISION RECORDED IN CABINET 4, PAGES 80A & 80B, PLAT RECORDS, BASTROP COUNTY, TEXAS, AND ALSO BEING THE NORTHWESTERN CORNER, AND THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT,

THENCE, WITH THE COMMON BOUNDARY LINE OF SAID 85.071 ACRE TRACT AND SAID SARATOGA FARMS SECTION ONE, THE FOLLOWING FOUR (4) COURSES AND DISTANCES, NUMBERED 1 THROUGH 4,

1. S79°35'31"E, A DISTANCE OF 245.99 FEET TO A CAPPED ½" IRON ROD FOUND STAMPED "CBD SETSTONE",
2. S76°38'55"E, A DISTANCE OF 59.42 FEET TO A CAPPED ½" IRON ROD FOUND STAMPED "CBD SETSTONE",
3. S61°03'07"E, A DISTANCE OF 60.02 FEET TO A CAPPED ½" IRON ROD FOUND STAMPED "CBD SETSTONE", AND
4. S59°27'25"E, A DISTANCE OF 545.00 FEET TO A CAPPED ½" IRON ROD FOUND STAMPED "CBD SETSTONE", BEING THE EASTERNMOST CORNER OF SAID 85.071 ACRE TRACT, ALSO BEING THE SOUTHERNMOST CORNER OF SAID SARATOGA FARMS SECTION ONE, AND ALSO BEING A POINT IN THE NORTHWESTERN BOUNDARY LINE OF LOT 4, BLOCK I, ELGIN VILLAGE SUBDIVISION, A SUBDIVISION RECORDED IN CABINET 5, SLIDE 1-A, PLAT RECORDS, BASTROP COUNTY, TEXAS,

THENCE, WITH THE COMMON BOUNDARY LINE OF SAID 85.071 ACRE TRACT, SAID LOT 4, BLOCK I, LOT 1, BLOCK 1, HEB-ELGIN PHASE III SUBDIVISION, A SUBDIVISION RECORDED IN VOLUME 1085, PAGE 72 (O.P.R.B.C.TX.), AND LOT 3, BLOCK 1 SS885-ELGIN VILLAGE SUBDIVISION A SUBDIVISION RECORDED IN CABINET 4, SLIDE 129-A, PLAT RECORDS, BASTROP COUNTY, TEXAS, S30°16'18"W, A DISTANCE OF 1225.02 FEET TO A CAPPED ½" IRON ROD FOUND FOR THE SOUTHEASTERN CORNER OF SAID 85.071 ACRE TRACT, BEING THE EASTERNMOST CORNER OF SARATOGA FARMS SUBDIVISION SECTION THREE, A SUBDIVISION RECORDED IN CABINET 6, SLIDE 73-B AND 74-A, PLAT RECORDS, BASTROP COUNTY, TEXAS,

THENCE, WITH THE COMMON BOUNDARY LINE OF SAID 85.071 ACRE TRACT AND SAID SARATOGA FARMS SUBDIVISION SECTION THREE, THE FOLLOWING FOURTEEN (14) COURSES AND DISTANCES, NUMBERED 1 THROUGH 14,

1. S81°17'45"W, A DISTANCE OF 318.55 FEET TO A CAPPED ½" IRON ROD FOUND STAMPED "CBD SETSTONE",
2. N19°29'28"W, A DISTANCE OF 618.70 FEET TO A CAPPED ½" IRON ROD FOUND STAMPED "CBD SETSTONE",
3. N15°26'02"E, A DISTANCE OF 262.16 FEET TO A CAPPED ½" IRON ROD FOUND STAMPED "CBD SETSTONE",
4. S80°25'03"E, A DISTANCE OF 118.30 FEET TO A CAPPED ½" IRON ROD FOUND STAMPED "CBD SETSTONE",
5. N09°34'57"E, A DISTANCE OF 80.00 FEET TO A CAPPED ½" IRON ROD FOUND STAMPED "CBD SETSTONE", AT A POINT OF CURVATURE TO THE RIGHT,
6. WITH SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET, AN ARC LENGTH OF 39.27 FEET, AND WHOSE CHORD BEARS N35°25'03"W, A DISTANCE OF 35.36 FEET TO A CAPPED ½" IRON ROD FOUND,
7. N09°34'57"E, A DISTANCE OF 95.22 FEET TO A CAPPED ½" IRON ROD FOUND STAMPED "CBD SETSTONE", AT A POINT OF CURVATURE TO THE RIGHT,
8. WITH SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 460.00 FEET, AN ARC LENGTH OF 46.62 FEET, AND WHOSE CHORD BEARS N12°29'09"E, A DISTANCE OF 46.60 FEET TO A CAPPED ½" IRON ROD FOUND STAMPED "CBD SETSTONE",
9. N15°23'21"E, A DISTANCE OF 228.61 FEET TO A CAPPED ½" IRON ROD FOUND STAMPED "CBD SETSTONE", AT A POINT OF CURVATURE TO THE RIGHT,
10. WITH SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET, AN ARC LENGTH OF 36.32 FEET, AND WHOSE CHORD BEARS N57°00'30"E, A DISTANCE OF 33.21 FEET TO A CAPPED ½" IRON ROD FOUND STAMPED "CBD SETSTONE",
11. S79°39'49"E, A DISTANCE OF 9.49 FEET TO A CAPPED ½" IRON ROD FOUND STAMPED "CBD SETSTONE",
12. N10°24'33"E, A DISTANCE OF 50.00 FEET TO A CAPPED ½" IRON ROD FOUND STAMPED "CBD SETSTONE", AT A POINT OF CURVATURE TO THE RIGHT,
13. WITH SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET, AN ARC LENGTH OF 41.44 FEET, AND WHOSE CHORD BEARS N32°06'03"W, A DISTANCE OF 36.86 FEET TO A CAPPED ½" IRON ROD FOUND STAMPED "CBD SETSTONE", AND
14. N15°23'21"E, A DISTANCE OF 93.17 FEET TO THE POINT OF BEGINNING AND CONTAINING 22.284 ACRES OF LAND.

Line Table		
Line #	Length	Direction
L1	59.42	S76°38'55"E
L2	60.02	S61°03'07"E
L3	80.00	N09°34'57"E
L4	9.49	S79°39'49"E
L5	50.00	N10°24'33"E
L7	28.01	S10°24'33"W
L8	49.14	N59°27'25"W
L9	37.30	N81°05'07"E
L10	26.90	N08°09'05"E
L11	45.97	N60°30'32"E
L12	23.74	S29°29'28"E
L13	61.41	S19°29'28"E
L14	15.43	N09°34'57"E
L15	26.43	S10°24'33"W
L16	19.69	N08°09'05"E
L17	51.87	N60°30'32"E
L18	29.64	S29°29'28"E
L19	77.77	S19°29'28"E
L20	15.21	S09°34'57"W
L21	17.09	S80°29'30"E
L22	33.46	S09°34'57"W
L23	37.19	S30°32'35"W
L24	64.68	S30°32'35"W
L25	54.55	N09°34'57"E
L26	44.99	N09°34'57"E
L27	8.05	N09°34'57"E

Line Table		
Line #	Length	Direction
L28	46.87	N30°32'35"E
L29	55.00	N30°32'35"E
L30	62.63	S09°34'57"W
L31	47.55	S09°34'57"W
L32	55.00	S30°17'01"W
L33	55.00	S30°17'01"W
L34	55.00	S30°17'01"W
L35	55.00	S30°17'01"W
L36	39.63	S32°39'21"W
L37	15.03	S40°42'16"W
L38	46.12	S40°42'16"W
L39	48.23	S47°55'54"W
L40	58.19	S68°33'35"W
L41	31.80	N47°55'54"E
L42	16.44	N47°55'54"E
L43	53.49	N40°42'16"E
L44	7.66	N40°42'16"E
L45	39.63	N32°39'21"E
L46	22.19	N30°17'01"E
L47	53.71	N30°17'01"E
L48	53.08	N30°17'01"E
L49	67.67	N30°17'01"E
L50	40.31	N09°34'57"E
L51	23.35	N30°17'01"E

COUNTY COURT OF BASTROP COUNTY TEXAS

FILED October 28, 2019
11:00 AM.
Rosa Pietsch
COUNTY CLERK
BASTROP COUNTY, TEXAS

SHEET NO. 2 OF 3

Carlson, Brigance & Doering, Inc.
FIRM ID #F3791 ◆ REG. # 10024900
Civil Engineering ◆ Surveying
5501 West William Cannon ◆ Austin, Texas 78749
Phone No. (512) 280-5160 ◆ Fax No. (512) 280-5165

PATH-J:\4942\SURVEY\PLAT-SARATOGA 6

SARATOGA FARMS SUBDIVISION
SECTION SIX

7/5-B

STATE OF TEXAS:
COUNTY OF BASTROP:

KNOW ALL MEN BY THESE PRESENTS: THAT, SF DEVELOPMENT, INC. AND ELGIN 384, LP., BEING OWNERS OF THAT CERTAIN 85.071 ACRES OF LAND OUT OF THE JONATHAN BURLESON SURVEY, ABSTRACT NO. 18 AND THE ELIZABETH STANDIFER SURVEY, ABSTRACT NO. 59 SITUATED IN BASTROP COUNTY, TEXAS, AS CONVEYED TO SF DEVELOPMENT, INC. BY DEED RECORDED IN DOCUMENT NUMBER 201511960 OF THE OFFICIAL PUBLIC RECORDS OF BASTROP COUNTY, TEXAS AND THAT, ELGIN 384, L.P., BEING OWNER OF THAT CERTAIN 1.581 ACRES OF LAND OUT OF THAT CERTAIN 94.374 ACRES OF LAND OUT OF THE ELIZABETH STANDIFER SURVEY, ABSTRACT NO. 59, SITUATED IN BASTROP COUNTY, TEXAS, AS CONVEYED TO ELGIN 384, L.P. BY DEED RECORDED IN VOLUME 1600, PAGE 230, OF THE OFFICIAL PUBLIC RECORDS OF BASTROP COUNTY, TEXAS, DOES HEREBY SUBDIVIDE 22.284 ACRE OF LAND, IN ACCORDANCE WITH THE ATTACHED MAP OR PLAT, TO BE KNOWN AS:

"SARATOGA FARMS SUBDIVISION SECTION SIX"

AND DOES HEREBY DEDICATE TO THE PUBLIC, THE USE OF THE STREETS AND EASEMENTS SHOWN HEREON, SUBJECT TO ANY EASEMENTS AND/OR RESTRICTIONS HERETOFORE GRANTED AND NOT RELEASED.

WITNESS MY HAND, THIS THE 22 DAY OF OCTOBER, 2019, A.D.

SF DEVELOPMENT, INC.,
4702-4 ROCKCLIFF ROAD
AUSTIN, TEXAS 78746

STATE OF TEXAS:
COUNTY OF BASTROP:

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED JOHN S. LLOYD, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT OF WRITING, AND HE ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

WITNESS MY HAND AND SEAL OF OFFICE, THIS THE 22 DAY OF OCTOBER, 2019, A.D.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

CODY MITCHELL
My Notary ID # 125706342
Expires May 28, 2022

LIENHOLDER: HORIZON BANK, SSB DATE: 10/22/2019
BY: BAILEY ROLLO Bailey Rollo, VP

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED BAILEY ROLLO, V.P. KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT OF WRITING, AND HE ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.
WITNESS MY HAND AND SEAL OF OFFICE, THIS THE 22 DAY OF OCTOBER, 2019.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MELANIE REED
Notary Public, State of Texas
Comm. Expires 09-07-2021
Notary ID 131237017

WITNESS MY HAND, THIS THE 22 DAY OF OCTOBER, 2019, A.D.

ELGIN 384, L.P.
2207 LAKE AUSTIN BLVD.
AUSTIN, TEXAS, 78703

STATE OF TEXAS:
COUNTY OF ~~BASTROP~~ TRAVIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED DOUGLAS KADISON, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT OF WRITING, AND HE ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

WITNESS MY HAND AND SEAL OF OFFICE, THIS THE 22nd DAY OF October, 2019, A.D.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

IRMA WILDE SPEERS
Notary Public, State of Texas
Comm. Expires 02-20-2021
Notary ID 5376257

1. SIDEWALKS 4' IN WIDTH ARE REQUIRED ALONG BOTH SIDES OF LEE DILDY BOULEVARD., WHITNEY DRIVE, TRAVERS STAKE TRAIL, FOREGO DRIVE, AND INSIDER LOOP.

2. BUILDING SETBACK DISTANCES ARE IN ACCORDANCE WITH THOSE SPECIFIED IN R-3 SINGLE FAMILY DWELLING DISTRICT. SEE SEC. 46-303 ELGIN, TEXAS CODE OF ORDINANCES (CODE 1990, ch. 11, 2(c)(4)(d))

3. A 12' P.U.E. IS HEREBY DEDICATED ADJACENT TO AND PARALLEL WITH ALL THE STREETS IN THIS SUBDIVISION.

4. ACCESS IS DENIED TO AND FROM SARATOGA FARMS BLVD. FOR LOT 1, BLOCK F AND LOT 1, BLOCK G.

5. ACCESS IS DENIED TO AND FROM WHITNEY DRIVE FOR LOT 7, BLOCK G AND LOT 1, BLOCK H.

6. ACCESS IS DENIED TO AND FROM FOREGO DRIVE FOR LOT 4, BLOCK H.

7. ACCESS IS DENIED TO AND FROM LEE DILDY, BOULEVARD FOR ALL RESIDENTIAL LOTS.

FLOOD PLAIN NOTE: NO PORTION OF THIS TRACT IS WITHIN THE DESIGNATED FLOOD HAZARD AREA AS SHOWN ON THE FEDERAL FLOOD INSURANCE ADMINISTRATION RATE MAP NO. 48021C 0075 E, FOR BASTROP COUNTY TEXAS, DATED JANUARY 19, 2006.

STATE OF TEXAS:
COUNTY OF BASTROP:

I, STEVEN P. CATES, P.E., DO HEREBY CERTIFY THAT THE INFORMATION CONTAINED ON THIS PLAT COMPLIES WITH THE SUBDIVISION ORDINANCES AND THE STORMWATER DRAINAGE POLICY ADOPTED BY THE CITY OF ELGIN, TEXAS.

ENGINEERING BY: DATE 10/23/2019
STEVEN P. CATES, P.E. NO. 93648
CARLSON, BRIGANCE & DOERING, INC.
5510 WEST WILLIAM CANNON DR.
AUSTIN, TEXAS 78749

STATE OF TEXAS
STEVEN P. CATES
93648
LICENSED
PROFESSIONAL ENGINEER

CARLSON, BRIGANCE, & DOERING, INC.
ID # F3791

THE STATE OF TEXAS:
KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF BASTROP:

THAT I, AARON V. THOMASON, DO I HEREBY CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE ON-THE-GROUND SURVEY OF THE LAND AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION, IN ACCORDANCE WITH THE SUBDIVISION REGULATION OF THE CITY OF ELGIN, TEXAS

SURVEYED BY: DATE 22 OCT 2019
AARON V. THOMASON, R.P.L.S. NO. 6214
CARLSON, BRIGANCE & DOERING, INC.
5510 WEST WILLIAM CANNON DR.
AUSTIN, TEXAS 78749

STATE OF TEXAS
REGISTERED
AARON V. THOMASON
6214
PROFESSIONAL
LAND SURVEYOR

APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF ELGIN, TEXAS, ON THIS THE 26 DAY OF MARCH, 2018, A.D.

PLANNING AND ZONING COMMISSION, CITY OF ELGIN, TEXAS

CHAIRPERSON SECRETARY

STATE OF TEXAS:
COUNTY OF BASTROP:

I, ROSE PIETSCH, CLERK OF BASTROP COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING AND ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE 24th DAY OF October, 2019, A.D., AT 11:00 O'CLOCK A.M., AND DULY RECORDED ON THE 24 DAY OF October, 2019, A.D., AT 11:00 O'CLOCK A. M., IN THE PLAT RECORDS OF SAID COUNTY AND STATE IN DOCUMENT NUMBER 7/4B - 7/5-B.

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK, THE 24th DAY OF October, 2019, A.D.

ROSE PIETSCH, COUNTY CLERK, BASTROP COUNTY, TEXAS

BY: DEPUTY

FILED October 24, 2019
11:00 A.M.
Rose Pietsch
COUNTY CLERK
BASTROP COUNTY, TEXAS

COUNTY COURT OF BASTROP COUNTY, TEXAS

FILED FOR RECORD AT 11:00 O'CLOCK A.M., THIS THE 24th DAY OF October, 2019, A.D.

ROSE PIETSCH, COUNTY CLERK, BASTROP COUNTY, TEXAS

BY: DEPUTY

SHEET NO. 3 OF 3

Carlson, Brigance & Doering, Inc.
FIRM ID #F3791 ◆ REG. # 10024900
Civil Engineering ◆ Surveying
5501 West William Cannon ◆ Austin, Texas 78749
Phone No. (512) 280-5160 ◆ Fax No. (512) 280-5165

PATH-J: \4942\SURVEY\PLAT-SARATOGA 6

Attachment 2

Ordinance

ORDINANCE NO. 2022-07-05-??

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF ELGIN, TEXAS ADOPTED IN CHAPTER 46, SECTION 46-3, REVISED CODE OF ORDINANCES, CITY OF ELGIN, TEXAS, 2013 AND MAKING THIS AMENDMENT A PART OF SAID OFFICIAL ZONING MAP, TO WIT: TO REZONE FROM R-3 SINGLE FAMILY, TWO FAMILY, AND INDUSTRIALIZED HOUSING DISTRICT TO C-2 GENERAL COMMERICAL DISTRICT ON LOT 1, BLOCK J, SARATOGA FARMS SUBDIVISION SECTION 6 (1.026 ACRES); AND PROVIDING FOR A SAVINGS CLAUSE AND REPEALING CONFLICTING ORDINANCES AND RESOLUTIONS.

WHEREAS, an application has been made to the City Council of Elgin, Texas to amend the Official Zoning Map to rezone the property described in Exhibit "A" attached hereto and incorporated herein, from R-3 Single Family, Two Family, and Industrialized Housing District to C-2 General Commercial District, and

WHEREAS, the City Council has submitted the requested change in the Official Zoning Map to the Planning and Zoning Commission for its recommendation and report, and

WHEREAS, the Planning and Zoning Commission held a public hearing concerning the requested change on June 27, 2022, following lawful publication of the notice of said public hearing, and

WHEREAS, after considering the public testimony received at such hearing, the Planning and Zoning Commission has recommended that the Official Zoning Map may be amended so that the zoning classification of the property described in Exhibit "A" is C-2 General Commercial District, and

WHEREAS, on July 5, 2022, after proper notification, the City Council held a public hearing on the requested zoning, and

WHEREAS, the City Council determines that the zoning provided for herein promote the health, safety, morals, and protects and preserves the general welfare of the community, and

WHEREAS, each and every requirement set forth in Chapter 211, Sub-Chapter A, Texas Local Government Code, and Chapter 46, City of Elgin Ordinances, concerning public notices, hearings, and other procedural matters has been fully complied with, Now Therefore

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF ELGIN, TEXAS, THAT:

I.

The Official Zoning Map adopted in Chapter 46, Section 46-3, City of Elgin, Texas is hereby amended so that the zoning classification of the property described in Exhibit "A" is rezoned from R-3 Single Family, Two Family, and Industrialized Housing District to C-2 General Commercial District

II.

A. All ordinances, parts of ordinances, or resolutions in conflict herewith are expressly repealed.

B. The invalidity of any section or provision of this Ordinance shall not invalidate other sections or provisions thereof.

C. The City Council hereby finds and declares that written notice of the date, hour, place, and subject of the meeting at which this Ordinance was adopted was posted and that such meeting was open to the public as required by law at all times during which this Ordinance and the subject matter hereof were discussed, considered and formally acted upon, all as required by the Open Meetings Act, Chapter 551, Texas Government Code, as amended.

READ, PASSED, and **ADOPTED** on first reading this the 5th day of July 2022.

_____

THERESA Y MCSHAN, Mayor

ATTEST:

_____

JENNIFER STUBBS, City Secretary

Exhibit "A"

METES AND BOUNDS

BEING A 1.026 ACRE TRACT OF LAND SITUATED IN THE ELIZABETH STANDIFORD SURVEY NUMBER 24, ABSTRACT NUMBER 59, BASTROP COUNTY, TEXAS, BEING MORE PARTICULARLY DESCRIBED AS BEING ALL OF LOT 1, BLOCK J, SARATOGA FARMS SUBDIVISION SECTION SIX, A SUBDIVISION RECORDED IN CABINET 7, SLIDE 4-B, PLAT RECORDS, BASTROP COUNTY, TEXAS, SAID 1.026 ACRE TRACT OF LAND BEING MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING, at a capped 1/2 inch iron rod found stamped "CBD SETSTONE" at the southwest corner of said Lot 1, being at the northwest corner of Lot 8, Block J, said Saratoga Farms Subdivision Section Six, same being in the east line of Lot 98, Block C, Saratoga Farms Subdivision Section Three, a subdivision recorded in Cabinet 6, Slide 73-B, Plat Records, Bastrop County, Texas, for the southwest corner and the **POINT OF BEGINNING** of the herein described tract,

THENCE, N15°26'02"E, with the common line of said Lot 98, and said Lot 1, a distance of 262.16 feet to a capped 1/2 inch iron rod found stamped "CBD SETSTONE at the northwest corner of said Lot 1, being at the northeast corner of said Lot 98, same being in the southern right-of-way line of Lee Dildy Boulevard (80' R.O.W.), for the northwest corner of the herein described tract of land,

THENCE, S80°26'53"E, with the common line of said Lee Dildy Boulevard, and said Lot 1, a distance of 200.49 feet to a capped 1/2 inch iron rod found stamped "CBD SETSTONE at the northeast corner of said Lot 1, being in the southern line of said Lee Dildy Boulevard, same being at the northwest corner of Lot 2, Block J, said Saratoga Farms Subdivision Section Six, for the northeast corner of the herein described tract of land,

THENCE, with the eastern line of said Lot 1, the western line of said Lot 2, and the western line of Lots 3, 4, 5, 6, 7, and 8, said Saratoga Farms Subdivision Section Six, the following four (4) courses and distances, numbered 1 through 4,

1) S09°34'57"W, a distance of 40.31 feet to a capped 1/2 inch iron rod found stamped "CBD SETSTONE" for corner,
2) S19°55'38"W, a distance of 57.46 feet to a capped 1/2 inch iron rod found stamped "CBD SETSTONE" for corner,
3) S30°16'19"W, a distance of 120.06 feet to a capped 1/2 inch iron rod found stamped "CBD SETSTONE" for the southeast corner of the herein described tract of land, and
4) S83°03'59"W, a distance of 181.99 feet to the **POINT OF BEGINNING** and containing 1.026 acres of land.

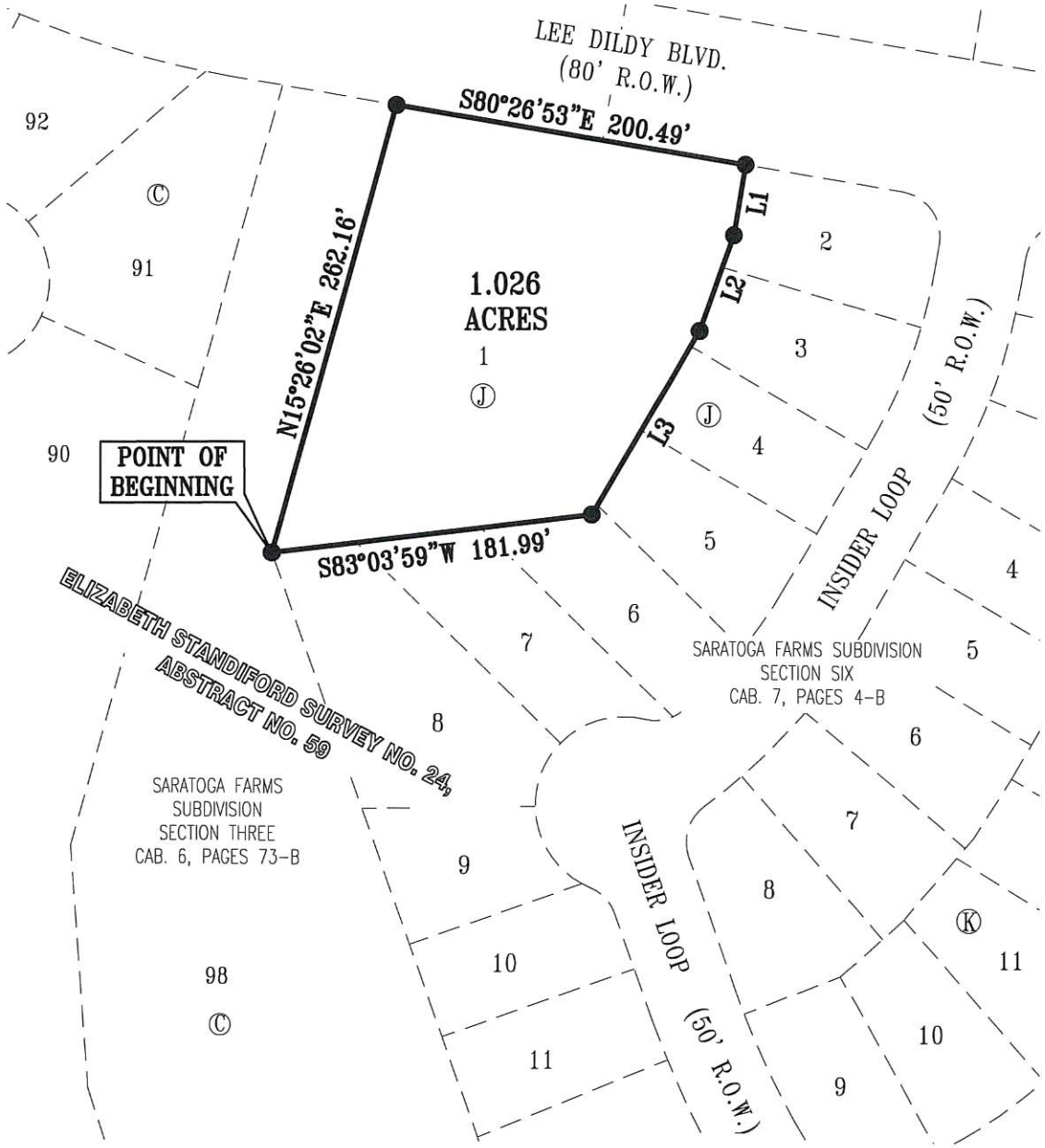
Surveyed by: _____ 29 APR 2022

STATE OF TEXAS REGISTERED AARON V. THOMASON 6214 PROFESSIONAL LAND SURVEYOR

AARON V. THOMASON, R.P.L.S. NO. 6214
Carlson, Brigance and Doering, Inc.
Reg. #10024900
5501 West William Cannon
Austin, TX 78749
Ph: 512-280-5160
aaron@cbdeng.com

BEARING BASIS: TEXAS COORDINATE SYSTEM, CENTRAL ZONE (4203), NAD83

SKETCH TO ACCOMPANY FIELD NOTES



SCALE: 1" = 100'

LEGEND

● 1/2" IRON ROD FOUND

Line Table		
Line #	Length	Direction
L1	40.31	S09°34'57"W
L2	57.46	S19°55'38"W
L3	120.06	S30°16'19"W

STATE OF TEXAS
REGISTERED
AARON V. THOMASON
6214
PROFESSIONAL
LAND SURVEYOR

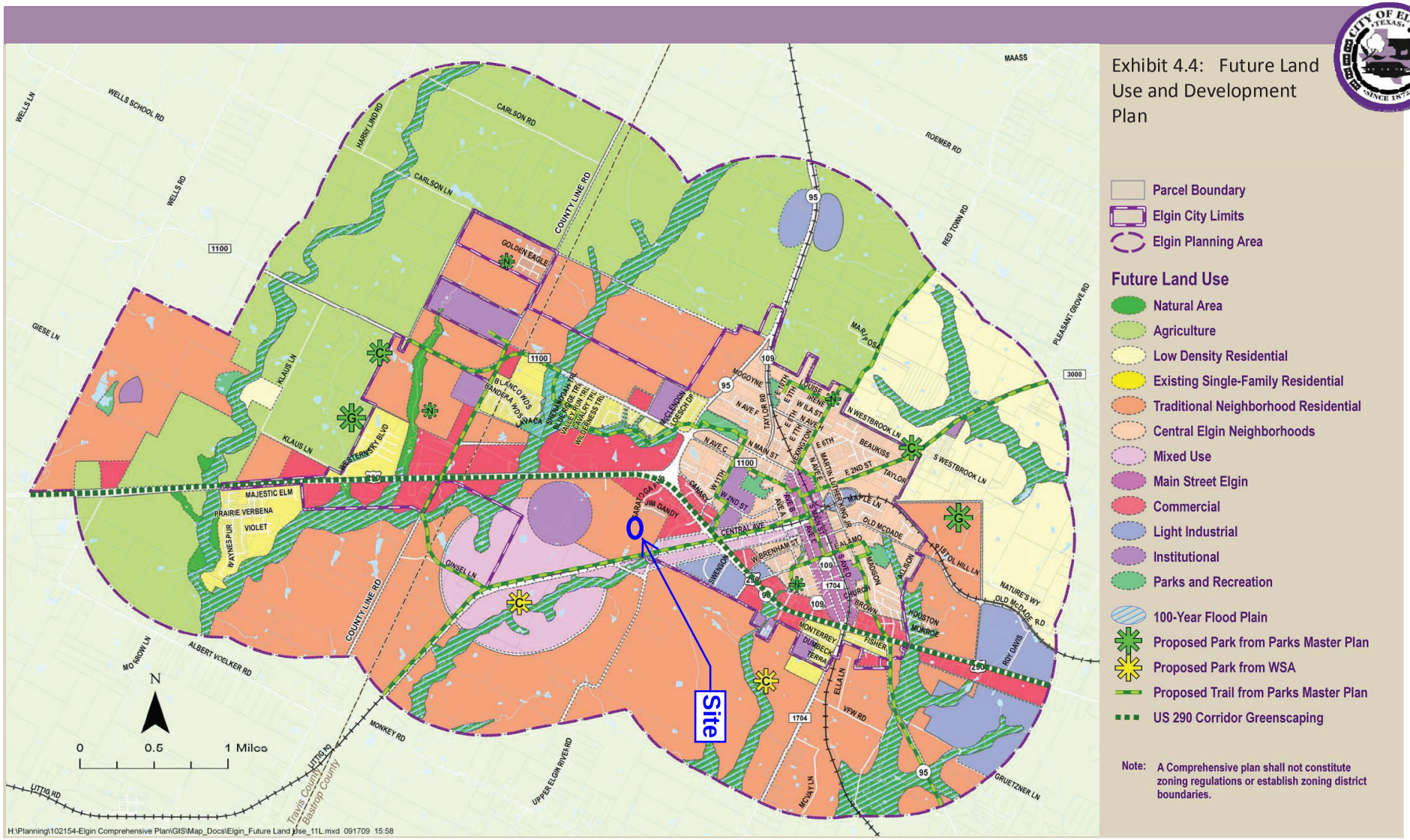
29 APR 2022

BEARING BASIS: TEXAS COORDINATE SYSTEM, CENTRAL ZONE (4203), NAD83

Carlson, Brigance & Doering, Inc.
FIRM ID #F3791 ◆ REG. # 10024900
Civil Engineering ◆ Surveying
5501 West William Cannon ◆ Austin, Texas 78749
Phone No. (512) 280-5160 ◆ Fax No. (512) 280-5165

J:\Autocad 2004 Land Projects\4942\survey\M&B – 1.026 ACRES –LOT 1, BLK J

Attachment 3
Staff Added Comprehensive Plan Exhibits



Source: Wilbur Smith Associates, Inc., 2009.

Traditional Neighborhood Development

General Description: Traditional Neighborhood Development (TND) is intended to bring the character and form of Elgin's older neighborhoods (the Central Elgin Neighborhood category) to newly developing areas of the community. Key characteristics include a grid pattern of streets with pedestrian and bicycle amenities, homes that have front porches rather than front garages, a compatible mix of housing types and land uses, and high quality landscaping and building materials.

Transect Zone: General Urban (T4)

Primary Land Use: Single Family Residential

Supporting Land Uses: Attached residential (townhomes, rowhouses), small apartment buildings, neighborhood-scale retail and office, schools, parks, and community facilities. Accessory dwellings or "granny flats" are encouraged with appropriate regulations regarding lot coverage, height, and parking.

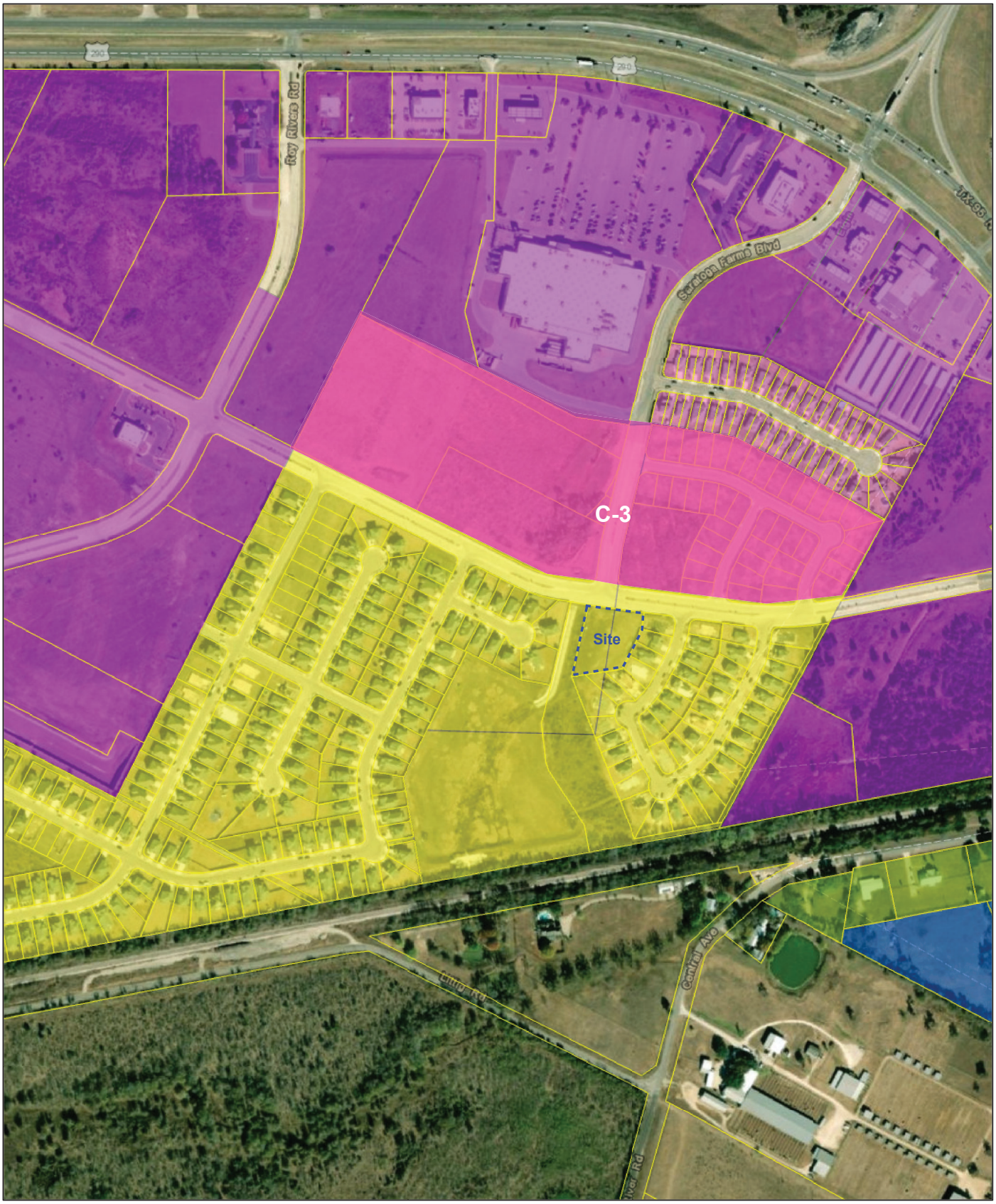
Residential Densities: Approximately 5 units per acre.

Form and Character: TND areas should be built according to a traditional grid or modified grid street pattern without the use of cul-de-sacs to promote connectivity and walkability. Homes should address the street directly with garages placed to the side or preferably the rear of the home with access from an alley or lane. Front porches should be incorporated into most homes to promote community and neighborly interaction. Buildings are typically two to three stories tall with shallow to medium setbacks that allow landscaping, while also maintaining a close connection to the street and sidewalk. Lot and home sizes vary to offer a wider range of housing choice and affordability than is typically provided in conventional subdivisions. High quality building materials and landscaping should be used to enhance the overall character of development.

Parks and Open Space: Neighborhood parks should be interspersed regularly to ensure all residents have access to park space. Smaller pocket parks, playgrounds, and greens may also be provided. Sidewalks and bike trails should provide connections to parks and playgrounds within or outside of the neighborhood. Floodplains and existing vegetated areas should be preserved and incorporated into neighborhoods as open space amenities and natural buffers from surrounding development. However, floodplains should not be used to meet the active recreation needs of the community because construction of park facilities is limited in these areas.

Attachment 4
Staff Added Zoning Map

Zoning Map



6/10/2022, 4:53:06 PM

Bastrop Parcels April 2022

Zoning

- C3 - Highway Commercial District
- I - General Industrial District
- R1 - Single Family
- R2 - Single Family & Garage Apartment District
- R3 - Single Family/Two Family/Industrialized Housing District

1:4,514

0 0.04 0.09 0.18 mi

0 0.05 0.1 0.2 km

Esri, HERE, Garmin, (c) OpenStreetMap contributors, Esri, HERE, Garmin, (c) OpenStreetMap contributors, and the GIS user community, Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community

Web AppBuilder for ArcGIS

Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community | Esri, HERE, Garmin, (c) OpenStreetMap contributors, and the GIS user community | Esri, HERE, Garmin, (c) OpenStreetMap contributors |

Attachment 5

2008 Rezoning Ordinance

ORDINANCE NO. 2008-09-02-27

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF ELGIN, TEXAS ADOPTED IN CHAPTER 11, SECTION 2.A.(3), CODE OF ORDINANCES, CITY OF ELGIN, TEXAS, AND MAKING THIS AMENDMENT A PART OF SAID OFFICIAL ZONING MAP, TO WIT: TO REZONE PROPERTY BEING APPROXIMATELY 45.14 ACRE TRACT OF LAND OUT OF THE SARATOGA FARMS SUBDIVISION AND THE JONATHAN BURLESON A-18 SURVEY, CITY OF ELGIN, BASTROP COUNTY, TEXAS FROM R-1 AND R-2 RESIDENTIAL TO C-3 HIGHWAY COMMERCIAL.

WHEREAS, an application has been made to the City Council of the City of Elgin, Texas to amend the Official Zoning Map to rezone the property described in Exhibit "A", attached hereto and incorporated herein, from Current R-1 and R-2 Residential zoning, to C-3 Highway Commercial..

WHEREAS, the City Council has submitted the request change in the Official Zoning Map to the Planning and Zoning Commission for its recommendation and report, and

WHEREAS, the Planning and Zoning Commission held a public hearing concerning the requested change on the 25th day of August , 2008, following lawful publication of the notice of said public hearing, and

WHEREAS, after considering the public testimony received at such hearing, the Planning and Zoning Commission has recommended that the Official Zoning Map be amended so that the zoning classification of the property described in Exhibit (A) be changed from R-1 and R-2 Residential Zoning, to C-3 Highway Commercial.

WHEREAS, on the September 2, 2008, after proper notification, the City Council held a public hearing on the requested amendment, and

WHEREAS, the City Council has determined that substantial changes in conditions have occurred which justify the zoning classification change provided for herein, and

WHEREAS, the City Council determines that the zoning provided for herein promotes the health, safety, morals, and protects and preserves the general welfare of the community, and

WHEREAS, each and every requirement set forth in Chapter 211, Sub-Chapter A., Texas Local Government Code, and Chapter 11, Section 2. A (3), City of Elgin, Texas concerning public notices, hearings, and other procedural matters has been fully complied with, Now Therefore

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF ELGIN, TEXAS, THAT:

I.

That the Official Zoning Map adopted in Chapter 11, Section 2. (3), City of Elgin, Texas, is hereby amended so that the zoning classification of the property described in Exhibit (A) is hereby changed from R-1 and R-2 Residential Zoning, to C-3 Highway Commercial.

II.

A. All ordinances, parts of ordinances, or resolutions in conflict herewith are expressly repealed.

B. The invalidity of any section or provision of this ORDINANCE shall not invalidate other sections or provisions thereof.

READ, PASSED and ADOPTED on first reading this 2nd day of September , 2008.

MARC HOLM, MAYOR

ATTEST:

SHIRLEY GARVEL, City Secretary

SHIRLEY GARVEL
City Secretary

"EXHIBIT A"

BEING, approximately 45.14 acre tract of land out of the Saratoga Farms Subdivision and the Jonathan Burleson A-18 Survey, City of Elgin, Bastrop County, Texas.

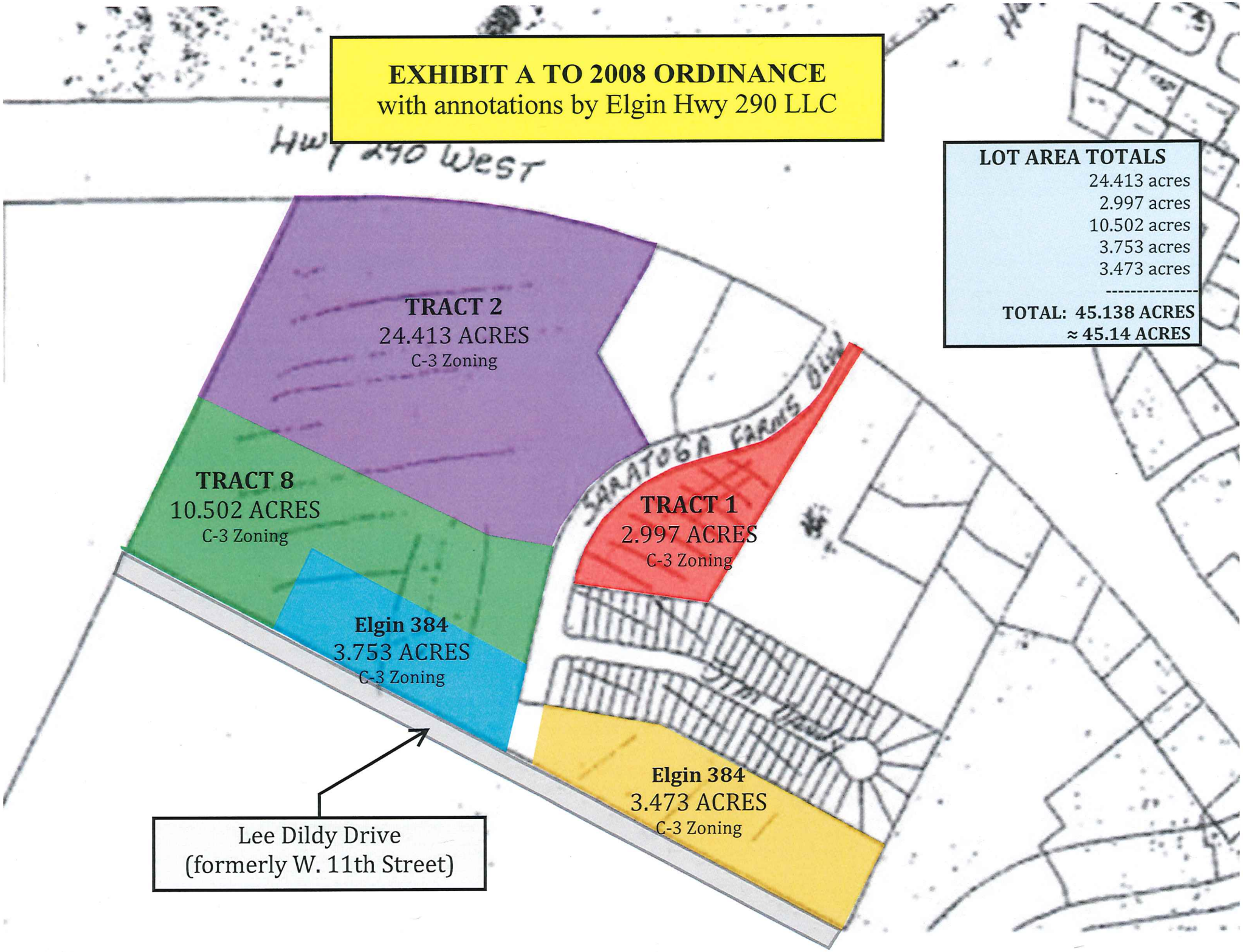
Saratoga Farms Zoning

Parcels.shp

0.1 0 0.1 0.2 Miles

N
W E
S

EXHIBIT A TO 2008 ORDINANCE
with annotations by Elgin Hwy 290 LLC



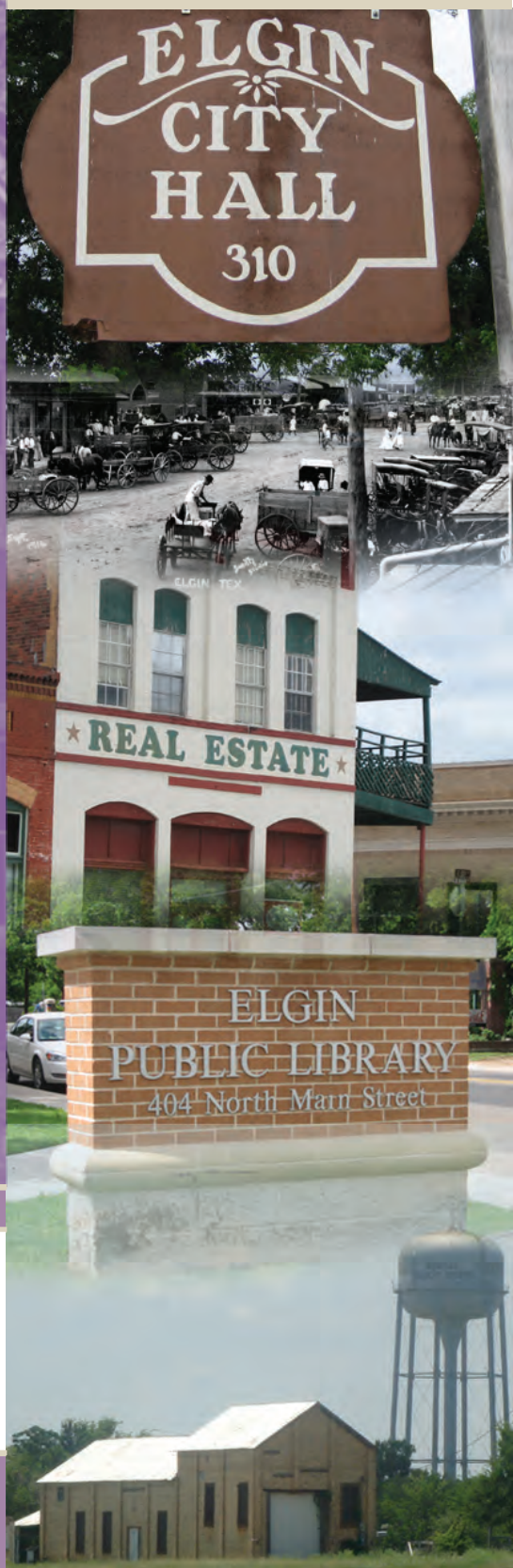
LOT AREA TOTALS

	24.413 acres
	2.997 acres
	10.502 acres
	3.753 acres
	3.473 acres

TOTAL:	**45.138 ACRES**
	≈ 45.14 ACRES

Attachment 6
City Comprehensive Plan Collection

ELGIN COMPREHENSIVE PLAN



Prepared by Wilbur Smith Associates
in association with TRC Engineers and IPS Group

WilburSmith ASSOCIATES

TRC

IPS Group
Planning Solutions

SEPTEMBER 2009

ELGIN COMPREHENSIVE PLAN

Prepared by Wilbur Smith Associates in association
with TRC Engineers and IPS Group

WilburSmith ASSOCIATES

TRC

IPS Group
Planning Solutions

MARCH 2016

Development Services Department

STAFF REPORT

Review, Discuss, and Provide Input for

Future PDD Rezoning for Eagles

Landing Phase 5.

Date: June 17, 2022

WORKSHOP SUMMARY

The purpose of this meeting is to allow the Commission to review what has been submitted so far, discuss, and offer input on this proposed item. Please be aware City Staff has removed some of the PDD pages that were not related to the development plan or development map to shorten the packet size. Staff has also provided a City Limits Map and Zoning Map to assist with the overall development pattern of the area. The lot in bright green is the area of request.

EAGLES LANDING PHASE 5 PDD

This is a tract of land that is seeking annexation into the City and this consideration will occur on July 5, 2022. At the time of annexation, the parcel automatically receives an R-1 zoning, hence the rezoning to a PDD. There will be a total of 150 single family residential lots. The PDD is proposing to reduce lot widths to forty (40) and forty-five (45) feet and reduce the lot area to 4,600 square feet. This is the exact lot width and area that was reviewed by the PZC last year for Eagles Landing Phase 4.

Also, the proposed North-South arterial roadway will be going through this development and connect directly to Carlson Ln. This portion of the roadway will eventually be constructed south to FM 1100 as additional developments commit to the roadway. Eventually this will connect with the portion of the north-south arterial that is committed to construction by the Briarwood Municipal Utility District (MUD) and Creek Crossing Development. This would allow for the north-south arterial roadway to run from Western Sky Blvd. (which ties into the signal at U.S. Hwy 290), through a new intersection with FM 1100, to Carlson Ln. This north-south arterial will be a reliver road to County Line Road.

City Limits Map

6/17/2022, 8:47:30 AM

Elgin City Limits

- LIMITED PURPOSE
- FULL PURPOSE
- Travis Parcels March 2022

1:18,056

0 0.17 0.35 0.7 mi

0 0.28 0.55 1.1 km

Esri, HERE, Garmin, (c) OpenStreetMap contributors, Esri, HERE, Garmin, (c) OpenStreetMap contributors, and the GIS user community, Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community

Web AppBuilder for ArcGIS

Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community | Esri, HERE, Garmin, (c) OpenStreetMap contributors, and the GIS user community | Esri, HERE, Garmin, (c) OpenStreetMap contributors |

Zoning Map

6/17/2022, 8:41:38 AM

Travis Parcels March 2022

Zoning

- A - Multiple Family Residential District
- C1 - Neighborhood Shopping District
- C2 - General Commercial District
- C3 - Highway Commercial District
- PDD - Planned Development District
- R1 - Single Family
- R3 - Single Family/Two Family/Industrialized Housing District

1:18,056

0 0.17 0.35 0.7 mi

0 0.28 0.55 1.1 km

Esri, HERE, Garmin, (c) OpenStreetMap contributors, Esri, HERE, Garmin, (c) OpenStreetMap contributors, and the GIS user community, Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community

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Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community | Esri, HERE, Garmin, (c) OpenStreetMap contributors, and the GIS user community | Esri, HERE, Garmin, (c) OpenStreetMap contributors |

II

DEVELOPMENT PLAN ("Plan")

1. DEFINITIONS

Words and terms used herein shall have their usual force and meaning, or as defined in the Code of Ordinances, as amended, City of Elgin, Texas, hereinafter referred to as "the Code"

2. PROPERTY

This Development Plan (hereinafter referred to as "Plan") covers approximately 34.72 acres of land, all of which is located within the city limits of Elgin, Texas, and more particularly described by metes and bounds in **Exhibit "A"**, attached hereto.

3. PURPOSE

The purpose of this Plan is to insure a PDD that 1) is equal to or superior to development that would occur under the standard ordinance requirements, 2) does not have an undue adverse effect upon adjacent property, the character of the neighborhood, traffic conditions, parking, utilities or any other matters affecting the public health, safety and welfare, 3) is adequately provisioned by essential public facilities and services, and 4) will be developed and maintained so as not to dominate, by scale or massing of structures, the immediate neighboring properties or interfere with their development or use in accordance with any existing zoning district.

4. APPLICABILITY OF CITY ORDINANCES

4.1 Zoning and Subdivision Ordinances

The Property shall be regulated for purposes of zoning and subdivision by this Plan. All aspects not specifically covered by this Plan shall be regulated by applicable sections of the Code. If there is a conflict between this Agreement and Plan and the Code, this Agreement and Plan shall supersede the specific conflicting provisions of the Code.

4.2 Other Ordinances

All other Ordinances within the Code shall apply to the Property, except as clearly modified by this Plan.

5. PERMITTED USES

The Property shall be used and developed as shown in **Exhibit "B"** attached hereto and incorporated herein. **Exhibit "B"** depicts the Development Plan for the property, **Exhibit "C"** depicts the development standards for the Residential Parcels within the Property. A property owner's association governing the residential and commercial properties will be developed before certificate of occupancy.

6. UNDERGROUND UTILITY SERVICE

All utility lines must be underground to connection points provided by the utility service provider. All transformers must be visually screened.

7. WATER AND WASTEWATER

The City of Elgin will provide water and sewer service to the site based on location of existing and future infrastructure. The general utility plan is depicted on **Exhibit "G"**.

7.1 Sewer Service

A future 24" wastewater line is currently planned along the alignment of the future 4-lane major arterial from FM1100 to Carlson Lane. The City represents the future 24" wastewater line will be of sufficient capacity to serve the Project. Since the Project can be adequately served by an 8" wastewater line, the City will cost participate in the event it elects to upsize the wastewater infrastructure from 8" to 24".

7.2 Water Service

The City represents that the existing 12" water line, located along the south side of Carlson Lane and the west side of Eagles Landing Phase 2, is of sufficient capacity to serve the Project. Since the Project can be adequately served by an 8" water line, the City will cost participate in:

a. the extension of the existing 12-inch water line to the Project along its frontage with Carlson Lane, and

b. through the project, from Carlson Lane to the Project's southern boundary, and along the alignment of the future 4-lane major arterial;

in the event it elects to upsize the water infrastructure from 8" to 12".

7.3 CCN Territory

The Project as shown in Exhibit B is wholly within the City of Elgin's sewer CCN territory as regulated by the Public Utility Commission (PUC). The Project as shown in Exhibit B is wholly within Aqua Water Supply Corporation CCN territory as regulated by the Public Utility Commission (PUC). Owner agrees to pay for fees associated with transferring the water CCN from Aqua WSC to the City of Elgin. The area in question constitutes approximately 35 acres. The Owner, at the time of final plat, shall pay the City of Elgin $3,900 per acre for the area within the final plat. Total costs shall not exceed $136,500 for the entirety of the development as shown in Exhibit B.

8. PARKLAND DEDICATION

The parkland dedication requirements for the Property shall be met in full by providing the following:

8.1 Parkland Fee in Lieu of Required

$500 per lot to be paid before recordation of the final plat.

9. WATER QUALITY

9.1 This project will not be required to provide water quality facilities.

10. STREETS, BLOCKS, LOTS, SIDEWALKS, BUILDING LINES, AND SETBACKS,DRAINAGE AND STORM SEWERS AND OTHER MATTERS

10.1 Development Standards

The Project shall incorporate the Development Standards as depicted on **Exhibit "C".**

10.2 Buffer Zones

The City of Elgin required buffer zones per Sec. 36-3 l2(b)(2) are hereby removed where Single Family Lots are located per the concept plan and preliminary plat.

10.4 Sidewalk In-Lieu-Fees

The Project shall not be required to construct sidewalks along frontage along Carlson Lane. The sidewalk requirements along Carlson Lane shall be met in full by Owner, at the Owner's expense, by providing and constructing sidewalks along both sides of the 4-lane major arterial within the interior of the Project.

10.5 Neighborhood Delivery and Collection Box

The Project shall not be subject to Section 36.60 of City Ordinance 2021-04-20-08.

10.6 Perimeter Improvements

Owner will dedicate to the City of Elgin a ten-foot wide strip of land (approximately 0.3 acres) along the Project's frontage of Carlson Lane.

10.7 Major Arterial

The Owner has agreed to fully fund and construct a 4-lane major arterial through the Project. As consideration for the constructing the 4-lane major arterial through the Project, Owner shall not be required to participate in any improvements to Carlson Lane or required to pay any impact fees for any Carlson Lane improvements or other offsite roadway projects.

10.8 Traffic Impact

As consideration for the constructing the 4-lane major arterial through the Project, the Owner shall not be required to perform a Traffic Impact Analysis for the Project.

11. CHANGES TO AGREEMENT AND DEVELOPMENT PLAN

11.1 Minor Changes

Minor changes to this Agreement or Plan, which do not substantially and adversely change this Plan, may be approved administratively, if approved in writing, by the City Engineer, the Director of Planning, the Director of Public Works, and the City Attorney.

11.2 Major Changes

All changes not permitted under section 10.1 above, shall be resubmitted following the same procedure required by the original PDD application; provided, however, that nothing herein or otherwise shall require an owner of a portion of the Property (the "Rezoning Owner") to obtain the consent or approval of any other owner of a portion of the Property for a change in zoning (including amending this Agreement) as it applies to the land of the Rezoning Owner.

11.3 Deed Restrictions and Creation of a Home Owner's Association

The Owner shall create a Condominium Association responsible for, among other things, enforcement of deed restrictions required under this Agreement. The Association shall be created and deed restrictions recorded before commencement of any development on all or any portion of the Property. The deed restrictions shall be submitted to the City for review to determine consistency with this Agreement before recording. The Association shall be duly authorized, under applicable laws, to enforce the deed restrictions against all owners and Owners of land within the Property. Any deed restrictions, and amendments thereto, regulating development of the Property shall be recorded in the Official Public Records of Travis County, Texas. Any deed restrictions regulating development of the Property, and any amendments thereto, shall be subject to this Agreement. Such deed restrictions shall further include a statement that they are subject to this Agreement and that, in the event of a conflict between the deed restrictions and this Agreement, this Agreement shall govern. City shall review any proposed changes for consistency.

EXHIBIT C –

DEVELOPMENT PLAN

A. Applicability and Base Zoning

All aspects regarding the development of this Property shall comply with the City of Elgin Code of Ordinances in effect on (THE EFFECTIVE DATE) except as established in this exhibit, titled **Exhibit "C".**

The residential portions of the Property depicted on Exhibit "B" shall be developed in accordance with the City's R-1 zoning standards.

All development within the Property will comply with the modified development standards of **Exhibit "C".** In the case that this exhibit does not address a specific City requirement, the Elgin Code of Ordinances shall apply. In the event of a conflict between this exhibit and the identified base zoning district as defined in the Code of Ordinance on (THE EFFECTIVE DATE), this exhibit shall control.

B. SINGLE FAMILY RESIDENTIAL LOT DESIGN STANDARDS

The development of the Property will not exceed 162 single-family residential units. The potential product shall be developed in compliance with Table B.1

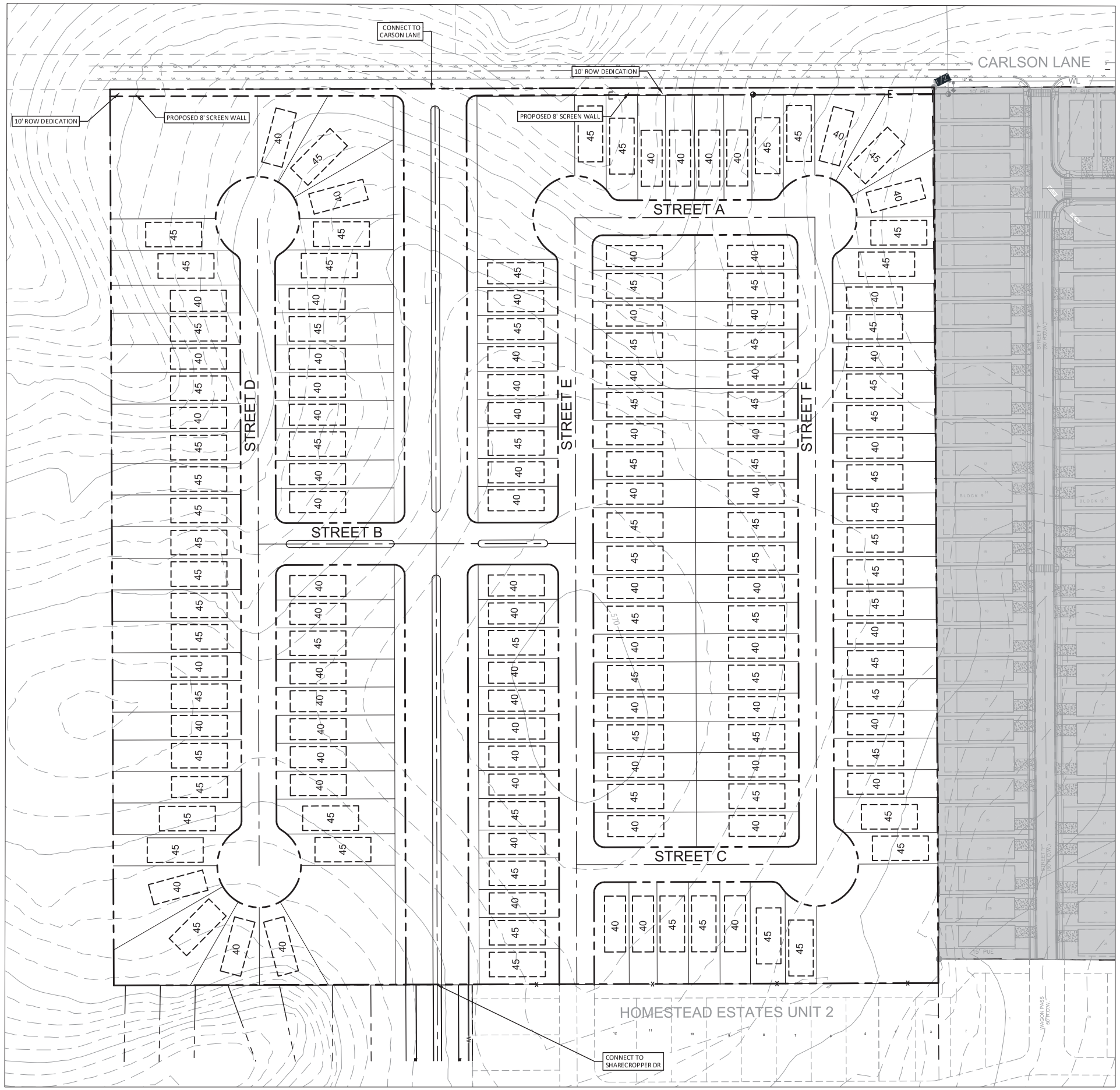
In addition to the design standards outlined in Table B. 1, the following standards shall also apply:

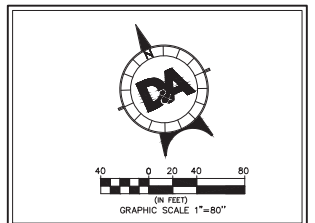
1. Residential lot widths shall be measured from the front setback building line as established below.

Table B.1 Residential Development Standards	
	FRONT LOADA
Lot Width Minimum	40 ft.
Lot Depth Minimum	115 ft
Setbacks	
Front (min.)	20 ft.
Rear (min.)	10 ft.
Garage Setback (min.)	20 ft.
Side (min.)	5 ft.
Corner (min.)	15 ft.
Building Height	35 ft.
Minimum Lot Area	4,600 sq. ft.

C. ROADWAY STANDARDS

1. Sidewalks in front of residential lots will be installed during the installation of the residential landscape on said residential lot.
2. Sidewalks and landscaping along roadways in which there is not a residential lot shall be installed during construction of associated roadway.





LEGEND

- IRON ROD FOUND
- FIRE HYDRANT
- SIGN
- POWER POLE
- DOWN GUY
- SUBDIVISION BOUNDARY
- LOT LINES
- BUILDING SETBACK
- EASEMENTS
- EXISTING GRADE
- PROPOSED GRADE
- RETAINING WALL

SUMMARY

40' LOTS (30' PRODUCT)	73	(49%)
45' LOTS (35' PRODUCT)	77	(51%)
TOTAL:	150	

DOUCET & ASSOCIATES
Civil Engineering • Planning • Geospatial
7401 B. Highway 71 W., Suite 160
Austin, TX 78735, Tel: (512)-583-2600
www.doucetengineers.com
TBPE Firm Number: 3937
TBPLS Firm Number: 10105800

OVERALL PLAN

EAGLES LANDING PHASE 5

CONCEPT PLAN

Designed: RP
Drawn: JS
Reviewed: CAR
Date: 3/15/2022

SHEET 1 OF 01

Project No.: 913-005

Drawing: C:\pw_working\jeff.strachan\d0126368\913005-EAGLES LANDING PHASE 5-EX.dwg
User: JSTRACHAN
Last Modified: Mar. 15, 22 - 13:58
Plot Date/Time: Mar. 15, 22 - 14:00:45

CONCEPTUAL PLAN OVERVIEW